

In compliance with the Americans with Disabilities Act (ADA), if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2780. Notification given 48 hours prior to the meeting will enable the City Clerk's Office to make reasonable arrangements to ensure accessibility to the meeting. [28CFR35.102-35.104 ADA Title II]

The Planning Commission serves as an advisory to the City Council and conducts public hearings on matters related to land use and development. Meetings are held monthly on the first and/or third Wednesday at 6:30pm. A limited number of meeting agenda copies will be made available during the Planning Commission meeting at the back of the Council Chamber room. Minutes are available after they are approved by the Planning Commission. Direct questions or concerns to the Planning Division at (310) 618-5990 prior to submission to the Planning Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to two minutes per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Planning Commission, please provide 10 color copies to staff before speaking.

Written comments may be submitted via email to PlanningCommission@TorranceCA.Gov. Written comments may also be delivered by mail or submitted in-person to the Permit Center (Planning Counter) in the Community Development Department located at the above referenced address, open 8:00am to 5:00pm, Monday through Thursday, open alternate Fridays. Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00pm on Tuesday the day before the Planning Commission meeting will be included as a supplemental agenda item and will be posted on the City webpage. A copy of the supplemental agenda item will be available at the back of the Council Chamber room. Comments that are submitted in writing after 5:00pm on Tuesday the day before the Planning Commission meeting will be filed with the public record.

**TORRANCE PLANNING COMMISSION AGENDA
FEBRUARY 7, 2024
REGULAR MEETING
6:30 P.M. IN LEROY J. JACKSON COUNCIL CHAMBER
AT 3031 TORRANCE BL.**

**PLANNING COMMISSION MAY TAKE ACTION ON ANY ITEM
LISTED ON THE AGENDA**

- 1. CALL MEETING TO ORDER**
ROLL CALL: Commissioners Anunson, Choi, Riggs, Rudolph, Turner, Yeh, and Chairman Kartsonis
- 2. FLAG SALUTE**
- 3. REPORT OF STAFF ON THE POSTING OF THE AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City webpage on Friday, February 2, 2024.
- 4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**
- 5. ORAL COMMUNICATIONS (Limited up to a 15 minute period)**
*This portion of the meeting is reserved for comment on items on the Consent Calendar or that are not listed on the agenda. Under the Ralph M. Brown Act, the Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. **Speakers under this public comment period will have no longer than 1 minute per speaker.** If presenting handout material to Commission, please provide 10 color copies to staff before speaking.*
- 6. CONSENT CALENDAR**
Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.
 - 6A. Approval of Minutes: January 17, 2024**

7. ADMINISTRATIVE MATTERS

7A. Community Development – Consider Approval of EXT24-00001: ASAD KHAN (MOMIN LODGE)

Recommendation of the Community Development Director that Planning Commission consider approval of a Time Extension of a previously approved Division of Lot (DIV20-00002) for a reversion to acreage on property located in the M-2 Zone at 1918 Artesia Boulevard. This activity is not subject to the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(b)(3). (Res. No. 24-004)

7B. City Manager's Office – Torrance Civic Center Master Plan and Economic Feasibility Study

Accept and file an informational item regarding the Torrance Civic Center Master Plan and Economic Feasibility Study.

8. HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of CUP23-00031: HIT FACTORY LOS ANGELES (LOMITA ENTERPRISE NO. 4 LLC & NDB INVESTMENTS LLC)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing to consider approval of a Conditional Use Permit to allow the operation of an indoor baseball training facility on property located in the M-2 Zone at 24215 Garnier Street. This project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301 – Existing Facilities. (Res. No. 24-005)

8B. Community Development – Conduct a Public Hearing to Consider Approval of LUS24-00001: CITY OF TORRANCE (PICKLEBALL COURT)

Recommendation of the Community Development Director that Planning Commission conduct a public hearing for consideration of proposed amendments to the Torrance Municipal Code pertaining to the placement of pickleball courts on property located in the P-U Zone. This item is exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Sections 15060(c)(3) and 15061(b)(3). (Res. No. 24-006)

9. RESOLUTIONS

10. COMMISSION ORAL COMMUNICATIONS

11. ADJOURNMENT

11A. Adjournment of Planning Commission Meeting to Wednesday, February 21, 2024, at 6:30 p.m. in the Council Chamber.

